

Exclusive Leasing Agent:



**Resource Realty**  
Corporate Real Estate Services

*35 Years of Dedication & Expertise*

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# FOR LEASE: 6,646 SF

*85 Fulton Street, Boonton, NJ*



## PROPERTY SPECS:

**Available Space:** 6,646 SF

**Office Area:** ± 1,200 SF

**Ceiling Height:** 22' Clear

**Loading:** 1 Tailgate, 1 Drive-in

**Utilities:** Gas, City Water & Sewer

**Lease Rate:** \$15.00 PSF NNN

**OPEX:** ± \$4.25 PSF

**Sprinkler:** Wet System (ESFR)

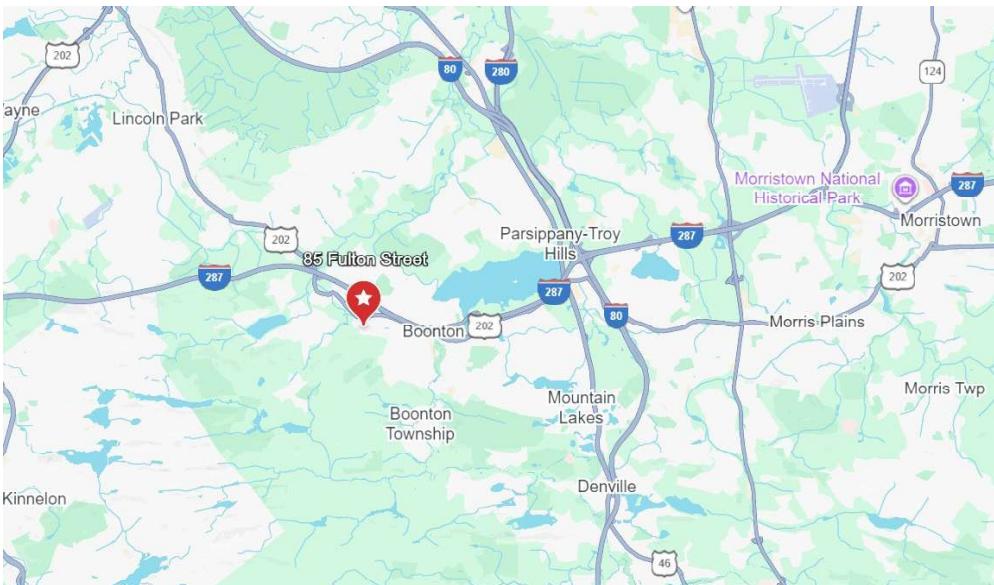
**Zone:** I-I (Industrial) Permitted uses include warehouse/distribution, manufacturing/assembly, office/lab, and recreation.



**Comments:** Strategic location with quick access to Route 202, Route 46 and I-80. Less than 1 mile from I-287. Boonton train station is minutes away, providing direct access to NYC.



## Map



### Distances to Major Highways:

- I-287: .6 miles
- Route 202: .7 miles
- Route 46: 1 mile
- I-80: 2.5 miles

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For more information, please contact:

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